REDMAN CONDOMINIUM ASSOCIATION

1480 Dublin Road
Columbus, OH 43215

Board of Directors: Clint Param
Jan Evans
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To: Redman Condominium Association Members

From: Redman Condominium Association Directors

Subject: Additional Rules Adopted by the Board of Directors

In accordance with **Article III, Section 2, subparagraph (p) Rules and Regulations, page 6 of the Declaration**, the following additional rules and regulations have been adopted by the Board of Directors since the inception of the Association:

1. Article III, Section 2, subparagraph (1) Animals

Except as hereinafter provided, no animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or on the Common Areas . Not- with- standing the foregoing, household domestic pets, not bred or maintained for commercial purposes, may be maintained in a Unit, provided .that: (i) the maintaining of animals shall be subject to such rules and regulations as the Board may from time to time promulgate, including, without limitation, the right to place limitations on the size, number and type of such pets, and the right to levy enforcement charges against persons who do not clean up after their pets; and (ii) the right of an occupant to maintain an animal in a Unit shall be subject to termination if the Board, in its full and complete discretion, determines that maintenance of the animal constitutes a nuisance or creates a detrimental effect on the Condominium or other Units or occupants.

Additional Rules and Regulations:
Only one (1) domestic, household pet, being defined as a dog or cat weighing not more than twenty-five (25) pounds, or a caged bird, will be permitted per unit.(voted and passed.
Voted and approved on September 14, 1993

2. Article III, Section 2, subparagraph (o) – Architectural Control

No building , fence, wall, sign or other structure shall be commenced, erected or maintained upon the Condominium Property, or any part thereof, nor shall any exterior addition to change or alteration therein be made until the plans and specifications showing the nature, kind,

shape, height, materials, color and location of the same shall have been submitted to and approved in writing by the Board or its designated representative or representatives, in its or their sole and unfettered discretion.

Additional Rules and Regulations:
No person or Association member shall cause the planting of vegetables or other plants bearing edible items meant for human or animal consumption in the common area or limited common area. Further, this rule prohibits the planting of other plants, trees, or bushes that were not part of the original landscaping, other than flowering plants previously approved by the Directors. Any special planting must be submitted in writing to the Board of Directors for their review.
Voted and approved on July 8, 1993

Common area removal of original dead or damaged trees and shrubs will be the responsibility of the Association. Removal of original healthy shrubs, trees, and perennial flowers will be the responsibility of unit owner at their expense as long as you request this in writing, they use a reputable company that specializes in this type of removal or replacement and have approval of the condo board before taking any action. Any removal must be submitted in writing to the Board of Directors for their review and approval.
Voted and approved on May 24, 2018

Replacement of all trees, shrubs and perennial flowers will be the responsibility of unit owner at their expense as long as you request this in writing, they use a reputable company that specializes in this type of removal or replacement and have approval of the condo board before taking any action. Any replacement must be submitted in writing to the Board of Directors for their review and approval.
Voted and approved on May 24, 2018

3. Article III, Section 2, subparagraph (f) –Vehicles and Parking:

The Board may promulgate rules and regulations restricting or prohibiting the parking of automobiles, inoperable vehicles, trucks, trailers, boats and recreational vehicles on the Common Areas, or parts thereof, and may enforce such regulations or restrictions by levying enforcement charges, having such vehicles towed away, or taking such other actions as it, in its sole discretion, deems appropriate.

Additional Rules and Regulations:
(Concerning Vehicles and Parking)
1. Assigned Spaces.
There are no assigned parking spaces and no unit occupant shall have the exclusive right to park a vehicle in any particular parking spaces **except** that the occupant(s) of a unit with a garage shall have the exclusive right to park authorized vehicle's(s) in the driveway space immediately in front of that Unit's garage.
2. Limitations on Parking.
(a) No inoperative vehicle, truck, trailer, boat, or recreational vehicle may be parked in any exterior parking space, provided that delivery trucks in the course of making deliveries may park briefly.

(b) No vehicle shall be permitted to park within the Condominium except in spaces designated for parking or obviously designed and intended for parking.
(c) No vehicle shall be parked so that it extends beyond the curb line into the street.
(d) No vehicle shall be parked along streets in the condominium in unmarked areas, or in any manner which impedes passage of vehicles on the streets or blocks access to a garage.
(e) No repairs shall be permitted to be made on any vehicle in the Common Areas, except in an emergency situation, such as changing a tire or changing a battery.
(f) Occupants of units are responsible for controlling their guest's parking.
(g) No vehicles shall be parked along driveways between units.
3. Vehicle Operations.
(a) Vehicles such as mini-bikes, mini-cars, and other such vehicles which cannot be licensed for public road use, shall not be permitted in the Condominium.
(b) Racing, reckless operation, or "cruising," are prohibited.
(c) Horn blowing shall be prohibited unless absolutely necessary.
(d) Vehicles shall not exceed the speed of 15 mph.
(e) No commercial vehicle (truck) shall be permitted to drive or back from Redman Lane onto driveways between units for the sole purpose to remove or pick up trash or refuse.
4. Enforcement.
(a) Vehicles violating these parking rules may be assessed an administrative charge of $25.00.
(b) Violators of these rules shall be subject to enforcement sanctions per the above provision.
Voted and approved on July 8, 1993

4. Article III, Section 2, subparagraph (b) Common Area Uses and (d) – Visible Areas

(b) Common Area Uses- *The Common Areas (except the Limited Common Areas) shall be used in common by Unit owners and occupants and their agents, servants, customers, invitees and licensees, in accordance with the purposes for which they are intended, reasonably suited and capable, and as may be required for the purposes of access, ingress to, egress from, use, occupancy and enjoyment of Units. Unless expressly provided otherwise herein, no Common Areas shall be used for any purpose other than the health, safety, welfare, convenience, comfort, recreation or enjoyment of Unit owners and occupants.*
(d) Visible Areas- *Nothing shall be caused or per- mitted to be hung or displayed on the outside or inside of windows (except inoffensive drapes, curtains, or louvered blinds) or placed on the outside walls of a building or otherwise outside of a Unit, or any part thereof, and no sign, awning, canopy, shutter or television or citizens' band or other radio antenna or transmitter, or any other device or ornament, shall be affixed to or placed upon the exterior walls or roof or any part thereof, or in, on, or over a patio, porch or balcony, unless authorized by the Board.*

Additional Rules and Regulations:
Wreath will be permitted to be displayed on the front door, candles in the windows, and the American flag. All other decorations, including sun catchers, are not permitted.
Voted and approved July 8, 1993
Voted and deleted February 20, 2002

Statuary (ducks, frogs, deer, pagodas, bird baths, etc.), bird feeders of all types, and decorations on trees and bushes are not permitted. Lights are permitted during appropriate holiday season.
Voted and approved on July 8, 1993
Voted and deleted February 20, 2002

(Concerning All Windows, Doors, Garden Areas and Yards):
(a) Decorative door hangings, such as wreaths, quilted pieces, floral arrangements, etc., shall be permitted to be displayed on the front door.
(b) Electric or battery-powered candles are permitted in the window.
(c) The American flag may be hung.
(d) Electric holiday lights are allowed (from mid-November through the first week in January only).
(e) One trellis per unit, painted to match the unit's exterior trim and not in excess of five and one-half (5 ½) feet in height when measured from the ground to the trellises' highest point, is allowed.
(f) All other decorations in or on windows, including sun catchers, are not permitted.
(g) All other statuary, bird baths, bird feeders of all types, decorations on trees and bushes, hanging baskets, etc. are not permitted.
(h) If a display of address numbers (in addition to the stone marker with the address numbers by each unit's door) is desired, the additional numbers must be brass, 3 inches tall and placed on the center trim in the middle of the garage door only.
(i) The grey scalloped concrete edging is permitted around mulched beds. No other materials may be used.
Voted and approved on February 20, 2002

5. Article III, Section 2, subparagraph (c) - Limited Common Areas Uses (porches and patios):

(b) Common Area Uses- *The Common Areas (except the Limited Common Areas) shall be used in common by Unit owners and occupants and their agents, servants, customers, invitees and licensees, in accordance with the purposes for which they are intended, reasonably suited and capable, and as may be required for the purposes of access, ingress to, egress from, use, occupancy and enjoyment of Units. Unless expressly provided otherwise herein, no Common Areas shall be used for any purpose other than the health, safety, welfare, convenience, comfort, recreation or enjoyment of Unit owners and occupants.*

Additional Rules and Regulations:
Porches and patios are restricted to normal patio furniture and flower pots. Gas grills are permitted on the patio but should be covered when not in use and should be moved into the garage during winter months.
Voted and approved on July 8, 1993

6. Article III, Section 2, subparagraph (o) – Architectural Control

No building , fence, wall, sign or other structure shall be commenced, erected or maintained upon the Condominium Property, or any part thereof, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing by the Board or its designated representative or representatives, in its or their sole and unfettered discretion.

Additional Rules and Regulations:
(Concerning the Installation of Satellite Dishes)
(a) No installation of a satellite dish may commence without prior written approval from the Board of Directors for the Redman Condominium Association.
(b) Unit owners desiring to install a satellite dish must provide to the Board a diagram of their unit building, including the road and any adjacent condominium buildings and the exact location of where the dish will be installed.
(c) The written request must include the height and width of the dish as it will stand after installation.
(d) The height to the top of the dish may be no more than 3-4 feet and the maximum diameter of the dish should be as close to 24 inches as possible.
(e) The location of the dish should be inside of an existing mulch bed be inconspicuous and hidden behind a shrub or other plant material.
(f) Satellite dish may not be attached to the roof, siding or any other portion of the building.
(g) If the dish must be installed in a specific location in order to provide adequate service and no shrub or plant material is immediately or conveniently located, then the unit owner must install a new shrub at their expense in order to provide the necessary screening. (Type of shrub to be planted must be approved by the Board prior to planting.)
Voted and approved on June 15, 2016

7. Article IX, Maintenance and Repair, Section 1, - Association Responsibility

The Association, to the extent and at such times as the Board, in its exercise of business judgment, determines to allocate funds therefor, shall maintain, repair and replace all improvements constituting a part of the Common Areas, including but not limited to utility facilities serving more than one Unit, utility lines in the Common Areas, lawns, shrubs, trees, walkways, drives, parking areas, fireplace stacks, liners and chimneys, and the structural portions and exterior portions of all buildings and improvements which are a part of the Common Areas and that do not constitute part of a Unit, and the structural components of improvements constituting a part of the Limited Common Areas ; provided that the Association shall not be responsible for the repair and replacement of non-structural components of improvements a part of the Limited Common Areas nor for the cleaning, housekeeping and routine maintenance of Limited Common Areas or components thereof. The Association shall maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements a part of the Common Areas and structural components of improvements a part of the Limited Common Areas . Except to the extent, if any, that a loss is covered by insurance maintained by the

Association, the Association shall not have responsibility to repair or maintain any Unit, or component thereof, or personal property within a Unit.

Additional Rules and Regulations:
Damage to common structural walls serving more than one unit, caused by water leak of interior pipe serving more than one unit (Association will repair/replace pipes, insulation and drywall)
Voted and approved on June 11, 2020

8. Article IX, Maintenance and Repair, Section 2, - Individual Responsibility

Each Unit owner shall repair and maintain the Unit or Units, and all components thereof, owned by that Unit owner, perform cleaning, housekeeping, and routine maintenance with respect to Limited Common Areas appurtenant to that owner's Unit, and repair and maintain non-structural components of improvements constituting part of those Limited Common Areas . Without limiting the generality of the foregoing, this repair and maintenance responsibility of a Unit owner shall include: repair, maintenance and .replacement of all windows, screens and doors, including the frames, sashes and jambs, and the hardware therefor, repair and maintenance of the interior of deck, patio and balcony fences. and railings, if any, and repair of patio pads, if any.
In the event a Unit owner shall fail to make a repair or perform maintenance required of that Unit owner, or in the event the need for maintenance or repair of any part of the Common Areas or Limited Common Areas is caused by the negligent or intentional act of any Unit owner or occupant, or is as a result of the failure of any Unit owner or his, her or its predecessors in title to timely pursue to conclusion a claim under any warranty, express, implied, or imposed by law, the Association may perform the same, and if the cost of such repair or maintenance is not covered by insurance, whether because of a deductible or otherwise, the cost thereof shall constitute a special individual Unit assessment, as hereinafter defined, on the unit owned by such Unit owner.The determination that such maintenance or repair is necessary, or has been so caused, shall be made by the Board.

Additional Rules and Regulations:
The maintenance and replacement of Vents and Dampers (outside Units) furnace/water heater, bathrooms and dryers will be the responsibility of unit owners.
Voted and approved on April 10, 2021

9. Article XV, Section 3, subparagraph (a) (3) – Annual Operating Expenses:

Additional Rules and Regulations:
Monthly dues are payable (due) on the first (1st) calendar day of each month. Any payment received after the tenth (10th) day of the month will be assessed $25.00.
Voted and approved on July 8, 1993

Concerning the collection of monthly dues

(a) A letter will be mailed notifying owner of late fee charge on the 11th of the month if dues are not paid by the 10th of the month.
(b) Any owner 60 days in arrears paying monthly dues will be sent a letter notifying them that a lien will be filed if payments and late fees are not made current within 30 days.
(c) Any owner 90 days in arrears a lien will be filed by the Association for all monthly dues, late fees and legal costs.
Voted and approved on June 15, 2016